

EAST ST/AVON ROAD CONSERVATION
AREA RESIDENTS
25 to 35 East St & Avon House
Littlehampton
BN17 6AU

Your Ref: OWPC21483
Our Ref: LU/3/19/PL 08-01-2019
Please ask for:
Mrs A Gardner

15th February 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing buildings & redevelopment of site comprising 83 No. residential units (C3 Dwelling Houses) & 158.5 sqm flexible retail floorspace GIA (A1 (Shops) and/or A2 (Financial & Professional Services) and/or A3 (Food & Drink) and/or D1 (Non-residential Institutions)) together with the provision of car & cycle parking, landscaping & associated works. This application affects the setting of listed buildings & affects the character & appearance of the East Street, Littlehampton Conservation Area.

Empty Supermarket Premises Avon Road Littlehampton

Thank you for your internet representation made on 14th February 2019 which has been recorded as **'an objection'** with the comments as follows:

Please find listed the concerns of the residents who live next to the proposed development:

Water:

- * Water pressure is already low in the area so presumably more dwellings could compound this problem.*
- * The existing surrounding properties are serviced by drains built by the Victorians. It is debatable whether these would cope with any extra wastage and also survive the actual building work itself (e.g. any piling).*
- * This is a flood risk area. A low risk report is on the comments page of the planning comments and does suggest further investigation.*
- * Over flow tanks are described in the planning for under the car park to counteract any rainwater issue but there appears to be no contingency plan for if these are full or faulty.*

Building impact:

- * A two-phase build will take years. Our houses are Victorian and literally built on the soil with footings of approximately two feet deep we believe. The driving of piles or any alternative could be extremely detrimental to our homes.*
- * There will be an increase in heavy lorries and machinery which would have to come past our houses. This could damage the road and make it very unsafe as it has already become so much busier as a shortcut through the town. It is currently a very busy bus and school route as it is.*
- * We have definite environmental issues with dust and building debris. Our houses are effectively going to be within a building site so we will not be able to use our gardens comfortably for recreation or washing etc. for maybe two years.*
- * We are concerned about the hours which may be spent working on the site.*
- * Noise pollution would be something we would have to live with again for maybe two years.*
- * The gas and electric supplies for the proposed new homes will also need to be dug up, again within our home area.*
- * The lighting at the back of our houses is shown on the plans. We would not appreciate*

permanent high-level lighting.

** The plans show to have only one bin store servicing both buildings, so it would appear that Avon Road would have to be crossed by any prospective residents. Also, the rubbish will need to go somewhere in any interim period. Again, there will be more heavy traffic needed to pick this rubbish up.*

Parking:

** There are totally insufficient parking spaces for the amount of properties which are being proposed. We live in an area where parking is difficult already for us as individuals. Visitors will give up on coming to the town if they constantly struggle to park.*

Conclusion:

Overall this proposal does not appear to have any beneficial positives for the town or its inhabitants.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning